

APPROVED: 4/21/16

**MINUTES OF THE
TOWN OF HIGHLANDS PLANNING BOARD
MARCH 17, 2016**

A Regular meeting of the Town of Highlands Planning Board was held in the Town Hall, Highland Falls, New York, on Thursday, March 17, 2016, at 7:00 P. M.

THERE WERE PRESENT:**Board Members:**

Erik Smith, Chairman
Chris Dyroff, Deputy Chairperson
Jim Ramus
One (1) Vacancy

Absent:

Cathy Kelly

M. Justin Rider, Attorney, (Rider, Weiner & Frankel, P. C.)
Leslie J. Dotson, Town Planner (Garling Associates)

ALSO PRESENT: John Loch (AFR Engineering), Justin Dates (Maser Consulting P. A.), and Dilip Patel.

At 7:00 P. M., the meeting was opened with the Pledge to the Flag. It was noted that there were three Members present. Dr. Kelly is having surgery. We wish her well.

The Chairman noted that the Minutes for December and February will be held awaiting final approval by Board Members.

OLD BUSINESS

Trans-Hudson Management Corp. Site Plan and Special Exception (Section 11, Block 1, Lot 36.2).

Mr. Justin Dates, of Maser Consulting, P. A., indicated there were substantial revisions to the plan, as requested.

- Met with Pat Patterson to review water system.
- Met with Todd Atkinson, of Folchetti & Associates for mapping of Corbin Hill water system.
- Project is part of Corbin Hill WaterCorp District.
- WaterCorp provided a letter stating there is capacity to support the development of this site.
- Looking to connect into the Corbin Hill water system.
- There is an 8-inch line to service one residential building.
- Plan to wet tap that water main and bring a line to the site to service the two facilities.

- Have received Traffic Report.
- Awaiting information from DOT.
- Looking to set Public Hearing.
- They have completed a full storm water pollution prevention plan.

The Chairman stated that this site is currently owned by Corbin Hill, LLC. There have been some developments with the residential project directly above it. There is a Stop-Work Order in place. The Town has brought in a consulting engineer as part of their review. There is some concern with the design and how to incorporate into the business area. The retention pond is not functioning properly above Corbin Hill on the north side, causing a concern with drainage. Corbin Hill, LLC is in the process of completing the last 15 residences. Nine are complete and six remain to be built.

A discussion was held concerning the setting of a **Public Hearing**.

Mr. Dates stated that they would be willing to waive the 62-day time frame from the close of the Public Hearing.

A motion was made to set a Public Hearing for Trans-Hudson Management Corp. for April 21, 2016.

Motion: Mr. Dyroff Seconded: Mr. Ramus Approved

West Point Realty Site Plan and Special Exception, 1106 Route 9W, (Section 12, Block 1, Lots, 10.11, 1.11, 1.12).

Mr. Loch, of AFR was available for comment to the Board.

Ms. Dotson's Comment Letter for the 2-lot ODA Subdivision was reviewed with Mr. Loch going over each item.

Items to be addressed:

- Easement/Lot Lines removed.
- Drainage.
- Zoning Table updated.
- Easement documents to be provided.
- Stamp of a licensed land surveyor.

Mr. Pat Hines' Comment Letter was discussed.

- The Open Development Area.
- The preliminary storm water report was unacceptable.

Mr. Loch pointed out that he did not believe Mr. Hines does not have all the materials, including the Storm Water Pollution Plan.

Ms. Dotson's Comment Letter for the Site Plan, SEU for the new hotel was reviewed with Mr. Loch going over each item.

Items to be addressed:

- The subdivision will be included on the site plan.
- Will note how many of the wells and facilities are to be abandoned.
- Questions about the monitoring well to be answered, including ownership.
- Providing mountable curb for emergency services.
- Lighting depicted on the plans.
- Landscaping – use of more deciduous plants for screening.
- Will provide an architectural rendering.
- Will FOIL the Town for the Holiday Inn Express site plan, including traffic study, and environmental review.
- Site plan revisions.
- EAF long forms to be emailed to Ms. Dotson since it is two separate plans.

A motion was made to hold a Public Hearing for West Point Realty, on April 21, 2016 at 7:10 P. M., on the subdivision part of this project.

Motion: Mr. Ramus Seconded: Mr. Dyroff Approved

BOARD MATTERS

- Letter received by the Chairman to have an Informal Appearance for a proposed buyer for Hudson Highlands. They decided not to appear before the Board this evening.
- Water Capacity for upcoming projects.
- Receiving PDF files for projects.

PUBLIC COMMENT - None

At 8:16 P. M., a motion was made to adjourn the meeting.

Motion: Dr. Dyroff Seconded: Mr. Ramus Approved

Respectfully submitted,

Fran DeWitt, Recording Secretary

**The next Regular Planning Board Meeting is
Thursday, April 21, 2016**